



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-13879 - APPLICANT: BLOKHAUS - OWNER:
ARTCENTRAL, LLC

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13883) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Casino Center Boulevard and the alleys adjacent to this site concurrent with development of this site. All offsite improvements shall be constructed in accordance with the Downtown Centennial Standards, except as amended by condition herein.
4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to the public sewer system at a size and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Rezoning of 0.64 acres approximately 150 south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard. Site Development Plan Review (SDR-13883) will be heard as a companion item to this case.

EXECUTIVE SUMMARY

Upon the approval of this rezoning request, this project will provide much needed rental housing in the 18b Las Vegas Arts District Neighborhood. It is a six level structure with the ground level set aside for 66 parking spaces. Projects with no ground floor units are not ideal but given the constraints of the site and the need for such rental housing in the area, this project is acceptable. The Casino Center Boulevard side will be screened with a semi-solid, perforated steel screening with Art Central Haus written on it. There will be two levels of studio units, two levels of one-bedroom and one level of two-bedroom apartments with all units having an outside deck.

BACKGROUND INFORMATION

A) Related Actions

- 08/10/06 The Planning Commission recommended approval of companion item SDR-13883 concurrently with this application.
- 08/10/06 The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #27/yk).

B) Pre-Application Meeting

- 02/03/06 Staff reviewed the application with the applicant and indicated that the project would require rezoning to permit a multi-family project without a commercial element. A complete justification letter will need to be submitted with the project.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.64 acre

B) Existing Land Use

Subject Property: Multi Family Residential
 North: Offices
 South: Multi Family Residential
 East: Multi Family Residential
 West: Shops/restaurant

C) Planned Land Use

Subject Property: MXU (Mixed Use)
 North: C (Commercial)
 South: MXU (Mixed Use)
 East: MXU (Mixed Use)
 West: MXU (Mixed Use)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
 North: C-2 (General Commercial)
 South: C-1 (Limited Commercial)
 East: C-1 (Limited Commercial)
 West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a MXU (Mixed Use) land use designation. The designation allows uses comparable to the following land use categories: SC (Service Commercial), GC (General Commercial), R (Residential) and O (Office). The subject site is also part of the Downtown Centennial Plan and is within the Arts District. The proposed uses are in compliance with the land use designations.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Airport Overlay District		X
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This project is located on the Casino Center Boulevard Pedestrian Pathway. No additional improvements are required due to this designation.

F) Density

EXISTING ZONING	PERMITTED DENSITY	PROPOSED ZONING	PERMITTED DENSITY	GENERAL PLAN	PERMITTED DENSITY
C-1	None	R-5	Unlimited	Mixed Use	Unlimited

INTERAGENCY ISSUES

There are no interagency issues with this development.

PROJECT DESCRIPTION

The rezoning is required in order to build a project that is exclusively a residential project. This project involves the removal of the existing structures and the construction of a new 6-story apartment building, with a total of 89 residential units which requires the rezoning. The ground level will be set aside for 66 parking spaces that will be screened from the Casino Center Boulevard frontage. The apartments will be located off of a center courtyard and each unit will have its own deck/balcony.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.64 Acre	N/A
Min. Lot Width	N/A	200 Feet	N/A
Min. Setbacks			
• Front (Casino Center)	0 Feet	0 Feet	Y
• Side	N/A	0 Feet	N/A
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	100%	Y
Max. Building Height	N/A	71 6	N/A
Trash Enclosure	Walled/roofed	Interior	Y
Mech. Equipment	Screened	Y	Y

The proposed rezoning conforms to the 18b The Las Vegas Arts District Development Standards of the Centennial Plan. The lot size and density is consistent with the R-5 zoning proposed.

B) General Analysis and Discussion

•Zoning

The subject property is zoned C-1 (Limited Commercial) and this rezoning case (ZON-13879) is needed to conform with the Centennial Plan to permit only residential where mixed use projects are encouraged. Site Development Review Plan (SDR-13883) is a companion item. The Arts District section of the Centennial Plan allows multi-family developments by right, and no Special Use Permit is required once the rezoning is approved.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed rezoning to R-5 (Apartment District) is compatible with the Mixed Use designation of this site by the Las Vegas Redevelopment Plan and the Downtown Centennial Plan. High density residential projects are needed to support the commercial enterprises in the Arts District.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The residential use proposed by the applicant is compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The proposed rezoning supports the goals and objectives of the Downtown Centennial Plan and the Las Vegas Redevelopment Plan, which encourages high density residential projects in the downtown area.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Casino Center Boulevard is fully developed and will provide adequate access to the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 162 by Planning Department

APPROVALS 0

PROTESTS 0